

**LEMON GROVE PLANNING COMMISSION
AGENDA ITEM SUMMARY**

Item No. 3
Mtg. Date September 24, 2018
Dept. Development Services Department

Item Title: **Public Hearing to Consider Conditional Use Permit No. CUP-180-0003; a Request to Establish a 6,400 SF Veterinary Clinic with Retail Sales, Indoor Kennel, and Outdoor Activities at 7770 Broadway in the Transit Mixed-Use (TMU) Zone of the Downtown Village Specific Plan.**

Staff Contact: Arturo Ortuño, Assistant Planner

Recommendation:

- 1) Conduct the public hearing; and
- 2) Adopt a Resolution (**Attachment B**) conditionally approving Conditional Use Permit No. CUP-180-0003, a request to establish a veterinary clinic at 7770 Broadway in the Transit Mixed-Use (TMU) Zone of the Downtown Village Specific Plan.

Item Summary:

On May 21, 2018, the applicant submitted an application for Conditional Use Permit No. CUP-180-0003. The project is a request to establish a 6,400 sq. ft. veterinary clinic with retail sales, indoor kennel to board animals undergoing medical treatment, and outdoor activities such as a dog training area, private dog run, and a daily vaccination clinic service at 7770 Broadway in the Transit Mixed-Use (TMU) Zone of the Downtown Village Specific Plan on a 0.62-acre parcel, adjacent to the Main Street Promenade. A veterinary clinic is allowed by conditional use permit in the TMU zone. Proposed tenant and site improvements include new landscaping and trees.

Fiscal Impact:

No fiscal impact.

Environmental Review:

- | | |
|---|---|
| <input type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input checked="" type="checkbox"/> Categorically Exempt, Section 15301 | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input checked="" type="checkbox"/> Notice to property owners within 500 ft. |
| <input checked="" type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting | |

Attachments:

- A. Staff Report
- B. Resolution of Conditional Approval
- C. Vicinity Map
- D. Applicant's Letter, dated July 26, 2018
- E. Letter of Support, dated September 18, 2018
- F. Exhibit A – Project Plans

Attachment A

LEMON GROVE PLANNING COMMISSION STAFF REPORT

Item No. 3

Mtg. Date September 24, 2018

Item Title: Public Hearing to Consider Conditional Use Permit No. CUP-180-0003; a Request to Establish a 6,400 SF Veterinary Clinic with Retail Sales, Indoor Kennel, and Outdoor Activities at 7770 Broadway in the Transit Mixed-Use (TMU) Zone of the Downtown Village Specific Plan.

Staff Contact: Arturo Ortuño, Assistant Planner

Application Summary:

| | |
|------------------------------------|--|
| APPLICANT: | The Sudeep Dhillon Corporation |
| PROPERTY LOCATION: | 7770 Broadway, APN: 480-043-13-00. The site is located on the north side of Broadway, between Lemon Grove Ave. and Olive St. |
| PROJECT AREA: | 0.62 acres (27,007 square feet) |
| EXISTING ZONE: | Transit Mixed-Use 5 (TMU5) within the Downtown Village Specific Plan (DVSP). |
| GENERAL PLAN LAND USE DESIGNATION: | Main Street Promenade District and Transit Mixed-Use 5 within the Downtown Village Specific Plan. |
| SURROUNDING PROPERTIES: | North: Transit Mixed-Use 5 (TMU5) South: Transit Mixed-Use 3 (TMU3) East: Village Commercial 3 (VC3) West: Transit Mixed-Use 5 (TMU5) |
| ENVIRONMENTAL IMPACT: | The project is Categorically Exempt from the California Environmental Quality Act Section 15301 (Existing Facilities), Class 1. Mitigation measures are not required and no environmental impact is anticipated. |

Attachment A

Background

The property at 7770 Broadway is a 27,007 sq. ft. (0.62 gross acre) rectangular parcel with an existing 6,400 sq. ft. vacant commercial building. Prior to the development of Main Street Promenade, the site was used for retail sales activities (Hollywood Video Store). The subsequent use (Lemon Grove Neighborhood Market) was approved on December 2, 2013. The business license for the grocery store expired on October 1, 2015 and the building has been vacant since July of 2016. The Downtown Village Specific Plan (DVSP) allows “retail sales activities,” generally of a small-scale nature and oriented to the local residents and commuters, as a permitted use.

On May 23, 2018, The Sudeep Dhillon Corporation submitted an application for a Conditional Use Permit (CUP-180-0003), to establish a 6,400 sq. ft. veterinary clinic with retail sales, indoor kennel, and outdoor activities such as a dog training area, private dog run, and a daily vaccination clinic service located at 7770 Broadway in the Transit Mixed-Use Zone of the DVSP. The City of Lemon Grove found the application to be complete on September 6, 2018.

Discussion

Land Use Analysis

The vision of the Main Street Promenade District is to create a grand promenade with wide pedestrian spaces, large trees, attractive landscaping, enhanced paving, and a transit center integrating both the trolley and bus service. Transit-oriented development (TOD), including a mix of land uses and increased intensity of existing development, as well as improved pedestrian linkages, are envisioned to create a vibrant downtown. Redevelopment and revitalization of businesses within the District is intended to enhance the character of the long established businesses located on Main Street.

The purpose of the Transit Mixed-Use Land Use Designation in the DVSP is to provide for a mix of retail commercial, office and residential development that take advantage of the convenient access to the nearby bus and trolley transit services with the intent of creating a lively pedestrian-oriented village near the planned Integrated Transit Station. Retail commercial uses located at ground level will provide goods and services for both residents and commuters.

The retail sales component of the proposed veterinary clinic is allowed as a permitted use per the DVSP because the retail sales activities are generally of a small-scale nature with uses oriented to local residents and commuters (e.g., florists, grocery stores, convenience food stores, baked goods stores, hobby shops, variety stores, candy stores, gift stores, pharmacy). Automobile-related retail activities and building supply sales are excluded. A Conditional Use Permit is required for approval of a veterinary clinic. The Municipal Code defines “veterinary services” as an “establishment that provides medical or surgical care for household pets and small farm animals, as defined in Lemon Grove Municipal Code (LGMC) 18.16 and Business and Professions Code Section 4826. The use may also include grooming or other services including short-term, incidental boarding of animals while undergoing medical treatment.”

The vision of the applicant is to provide a location where customers can get care for their pets while also shopping for supplies, pet food, and have access to a drink and snack while visiting the clinic. The proposed veterinary clinic would include:

Attachment A

- Nine (9) exam rooms, a 702 sq. ft. treatment area, dental service stations, x-ray room, and pharmacy station,
- Indoor dog and cat kennel to board animals undergoing medical treatment,
- A retail component that would include the sale of pet supplies, organic dog food, dog treats and ice cream, and other pet related healthcare products, and
- Outdoor activities such as a dog training area, private dog run, a daily vaccination clinic service, and a food and drink kiosk to sell prepackaged food and drinks to customers, with outdoor seating.

Apart from a traditional veterinary clinic with a retail component, the proposed use will also provide indoor and outdoor accessory uses customarily associated with “animals sales and services” and “veterinary services.” The existing 1,800 sq. ft. open space located on the east side of the property will provide space for the proposed dog training area, vaccination clinic service, and a food and drink kiosk with outdoor seating. The training area will be located on the southeast corner of the property. In order to provide a secured training area, the applicant intends to install a new 42” metal fence with gate that will match the existing fence along the eastern property line. Training sessions will be either on a one-on-one or group setting conducted by local trainers. Announcements of upcoming training sessions will be posted online and require registration to control the number of attendees. The vaccination clinic service will be provided by an appointment and/or walk-in basis. The service will take less than 5 minutes to complete and would require two (2) staff member to manage. The vaccination area will also provide space for a food and drink kiosk with outdoor seating that will allow customers to enjoy prepackaged food and refreshments while waiting for a vaccination appointment or before the start of a training session. Two (2) new shade sails, matching the existing shade sails on-site, are to be installed to provide additional shade cover for customers. The existing gate from the open space leading to the Main Street Promenade will remain to provide synergy with the public park.

In addition to the outdoor activities at the eastern portion of the site, the veterinary clinic intends to convert the existing 425 sq. ft. landscape area at the southwest corner of the site into a private dog run. The removal of two (2) off-street parking spaces will provide an additional 289 sq. ft. of open space to the dog run for ample space for dogs to run. The private dog run will include decomposed granite, a new 24” box tree, bench seating with sleep bars, and a 42” high metal fence that will match the existing fence along Broadway. The dog run will be used by clinic staff only and be used to provide an area for dogs to exercise during long visits. A new exterior door from the kennel will provide easy access for clinic staff to walk dogs, one at a time, from the kennel to the private dog run. “No trespassing” signage will be required to prevent unwanted visitors to all outdoor areas during non-operating hours.

The indoor dog and cat kennel will be located on the southwest corner of the existing building, adjacent to Broadway. Existing windows on the south side of the building along Broadway will allow the kennel to be viewed from the public sidewalk. The dog kennel will provide 28 dog enclosures, including five (5) additional enclosures located in a separate room for animals under quarantine or treatment for a communicable disease. The cat kennel will be in a separate room, adjacent to the dog kennel. In addition, the kennels will be equipped with cameras so owners can view their pets online, and equipped with sound proof walls to prevent noise pollution. The project is surrounded by commercial uses, a public park (Promenade) and a four-lane major corridor (Broadway). The nearest residential development from the proposed kennel is approximately 170

Attachment A

feet north. With the proposed operational hours and surroundings, staff feels the proposed kennel will not impose a significant noise impact to the area.

Off-Street Parking

The required off-street parking requirements in the Transit Mixed-Use zone and the parking provided by the project are as follows:

| Use | Size | Parking Ratio | Required Parking |
|------------------------|---------------|----------------------------|-------------------|
| Retail | 1,222 sq. ft. | 4.3 spaces / 1,000 sq. ft. | 5.25 = 5 spaces |
| Office | 5,178 sq. ft. | 3.0 spaces / 1,000 sq. ft. | 15.53 = 15 spaces |
| Total Required: | | | 20 |
| Provided: | | | 25 |

The proposed project will be using the existing parking layout (from the prior land use, Neighborhood Market), with the exception of removing two (2) off-street parking spaces to expand the private dog run, for a total of 25 off-street parking spaces, including two (2) ADA accessible parking spaces. Per the DVSP, "the basic parking rate is based on the size of the building." The parking spaces provided exceeds the minimum required parking for an existing 6,400 square feet building. Since the building is less than 10,000 square feet, there is no loading space requirement.

Landscape

The required landscape area and the landscape area proposed by the project are as follows:

| Landscape Requirements | Required | Provided |
|------------------------------------|---------------|-----------------|
| Min. 10% Landscape Area | 2,700 sq. ft. | ± 3,900 sq. ft. |
| Min. 25% Vegetated Plant Materials | 675 sq. ft. | ± 2,920 sq. ft. |

Conditions for the proposed project will require that all landscaping be well-maintained and adequately watered at all times.

Screening

An existing trash container is currently screened by a solid masonry wall located at the northwest corner of the lot and will remain.

Street Improvements

The project location is on the north side of Broadway, between Olive Street and Lemon Grove Avenue. There is an existing curb, gutter and sidewalk, and a street light along Broadway. All

Attachment A

utilities fronting the property are placed underground. No additional street improvements are required at this time.

Public Information:

The Notice of Public Hearing for this item was published in the September 13, 2018 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property. The City of Lemon Grove received no comments in response to the Notice of Public Hearing and Environmental Analysis at the time this staff report was prepared. At the time of the public hearing, Staff will provide the Planning Commission with any comments received after the date this Staff report is prepared.

Conclusion:

Staff recommends that the City Council conduct the public hearing and adopt a Resolution (**Attachment B**) conditionally approving Conditional Use Permit No. CUP-180-0003, a request to establish a veterinary clinic at 7770 Broadway in the Transit Mixed-Use (TMU) Zone of the Downtown Village Specific Plan.

RESOLUTION NO. 2018-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMON GROVE CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. CUP-180-0003, A REQUEST TO ESTABLISH A VETERINARY CLINIC WITH RETAIL SALES, INDOOR KENNEL, AND OUTDOOR ACTIVITIES AT 7770 BROADWAY, LEMON GROVE, CALIFORNIA.

WHEREAS, the applicant, The Sudeep Dhillon Corporation, filed an application for a Conditional Use Permit (CUP-180-0003) on May 23, 2018, a request to establish a 6,400 square foot veterinary clinic with retail sales, indoor kennel, and outdoor activities located at 7770 Broadway, Lemon Grove, California; and

WHEREAS, the proposed land use is allowed as a permitted use for retail sales activities, generally of a small-scale nature and oriented to the local residents and commuters (e.g., florists, grocery stores, convenience food stores, baked goods stores, gift stores, pharmacy); but excluding automobile related retail activities, and building supply sales. For the inclusion of veterinary services, a Conditional Use Permit is required (animal clinic); and

WHEREAS, the proposed use is a multifaceted veterinary clinic, with traditional medical care for animals and an indoor dog and cat kennel to board animals undergoing medical treatment. The retail component will feature pet supplies, organic dog food, dog treats and ice cream, and other pet related healthcare products. The clinic intends to offer for-sale prepackaged food and drinks for customers at an outdoor kiosk, and outdoor seating. The veterinary clinic will also provide outdoor activities such as dog training and daily vaccination clinic services, located at the eastern portion of the site, adjacent to the Promenade and under the existing shade sails. Lastly, the veterinary clinic will provide a fenced in private dog run, located at the western portion of the site, adjacent to the main entrance, and managed by clinic staff to allow dogs to roam free (one at a time) during long visits; and

WHEREAS, the Notice of Public Hearing for this item was published in the September 13, 2018 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property; and

WHEREAS, on September 24, 2018, the Planning Commission held a duly noticed public hearing to consider Conditional Use Permit No. CUP-180-0003; and

WHEREAS, the City has found the proposed Conditional Use Permit to be categorically exempt from the environmental review requirements of the California Environmental Quality Act Guidelines (Section 15301, Existing Facilities); and

WHEREAS, the Planning Commission determined that the following findings of fact as required by section 17.28.050(C) can be made as follows:

1. The use is compatible with the neighborhood or the community; and
 - a. **The proposed land use is located in the Transit Mixed-Use 5 (TMU5) zone which allows animal clinics with approval of a Conditional Use Permit and allows retail sales activities as a permitted use.**
2. The use is not detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity; and
 - a. **The proposed use is categorically exempt from environmental impacts and no impacts are anticipated. The proposed veterinary clinic will be required to meet**

Attachment B

all applicable provisions of the Lemon Grove Municipal Code (LGMC) and conditions of approval.

3. The use complies with performance standards according to Section 17.24.080; and
 - a. **The proposed use complies or will be made to comply with applicable performance standards according to Section 17.24.080 of the LGMC (specifically noise, glare, traffic circulation and parking, waste, and fire hazards).**
4. The use is consistent with applicable provisions of the particular zoning district and with policies and standards of the general plan.
 - a. **The proposed use complies with the applicable provisions of the LGMC requirements and is consistent with the Transit Mixed-Use land use designation of the Lemon Grove Downtown Village Specific Plan (DVSP). The proposed veterinary clinic would provide a mix of uses within the same site, which is compatible with the surrounding neighborhood, and with the intent of providing a special service to serve the local community; and**

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemon Grove, California hereby:

SECTION 1. Approves Conditional Use Permit No. CUP-180-0003 and the site and architectural plans dated received August 16, 2018 (incorporated herein by reference as Exhibit A), except noted herein. The approval authorizes the establishment of a veterinary clinic with retail sales, indoor kennels, and outdoor activities at 7770 Broadway in the Transit Mixed-Use of the Downtown Village Specific Plan. Except as amended, the approval of this project shall be subject to the following conditions:

- A. Within five days of approval, the applicant shall comply with the following:
 1. Submit the appropriate payment for the CEQA filing fee and County Clerk Processing Fee (Categorical Exemption).
 2. Pay all outstanding fees for City permits related to this project.
- B. A building permit shall be required and obtained for proposed tenant improvements including electrical, plumbing and mechanical improvements. Structures and access shall meet current building and fire code regulations.
 1. Please clarify whether or not the building is equipped with a fire alarm system and note existing and proposed systems. A licensed contractor (C-10) is required to install or make adjustments to a fire alarm system.
 2. Note that all interior furnishings and decorative material will meet appropriate flame resistant classifications in the 2016 CA Fire Code Chapter 8.
 3. All improvements shall comply with Title 15 including 2016 Building and Fire Codes and ADA accessibility requirements.
- C. Prior to issuance of a building permit for the use authorized by this Conditional Use Permit, the applicant shall comply with the following:
 1. Comply with Conditions A through B of this Resolution.
 2. All physical elements of the proposed project shown on the approved plans dated August 16, 2018, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.

Attachment B

3. The applicant shall provide a letter indicating any hazardous materials to be used or stored on site for the veterinary clinic. This does not include normal business cleaning materials however; they must be in a limited quantity.
 4. The applicant shall provide a letter detailing the security provisions for the veterinary clinic and how the applicable Building and Fire Code requirements will be achieved for emergency ingress and egress.
 5. An encroachment permit with appropriate fee shall be required for all work proposed within the right-of-way.
- D. Prior to requesting a final inspection and occupancy of the structure, the applicant shall comply with the following:
1. Comply with Conditions A through C of this Resolution.
 2. All physical elements of the proposed project shown on the approved plans dated August 16, 2018, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.
 3. The most recent adopted California Fire Codes and Standards.
 4. A fire inspection is required prior to a certificate of occupancy or business license being issued. The applicant shall ensure the veterinary clinic is set up and ready for operation prior to the fire inspection.
 5. The electrical panel shall be clearly labeled and the panel door kept closed.
 6. Provide a Knox box padlock for all gates on fencing, or provide a Knox Box for the building and put the gate key inside for Fire Department Emergency Access.
 7. Current landscape regulations.
 8. Current standards for parking areas and striping. Damaged paving shall be repaired and maintained in a good condition consistent with LGMC Section 17.24.010. Designated parking spaces are prohibited on-site.
 9. Dumpsters shall be housed within a permitted trash enclosure.
 10. All means of gaining unauthorized access to the roof shall be eliminated.
 11. Roof hatches shall be secured so as to prevent intrusion.
- E. Upon establishment of use in reliance with this Conditional Use Permit, the applicant shall comply with the following:
1. Comply with Conditions A through D of this Resolution.
 2. All physical elements of the proposed project shown on the approved plans dated August 16, 2018, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director and City Engineer.
 3. The building façade shall be well maintained at all times.
 4. All graffiti and trash and debris shall be removed daily.
 5. The hours of operation shall be restricted to 7am to 7pm six days week only (Monday through Saturday).




Attachment B

6. Except for designated employees, no persons shall be allowed within the tenant space except during normal business hours.
 7. Sheriff "No Trespass" authorizations to enter and conduct enforcement on the subject property shall be completed and current at all times (renewed every 30 days).
 8. The project shall comply with all applicable regulations in Municipal Code Section 18.16 (Animal Keeping), Title 6 (Animals), and Section 12.20.190 (Pets).
 9. The project shall comply with Municipal Code Section 17.24.080(F)(1) (Animal Sales and Services).
 10. All animals shall be leashed or in appropriate carriers at all times, except as authorized by clinic staff or trainers within fenced areas.
 11. Animal waste stations shall be maintained and cleaned at all times.
 12. Landscape shall be maintained in good condition at all times.
 13. The site plan shows no outdoor storage of equipment, materials or fleet vehicles. As such, all outdoor storage is prohibited (e.g., equipment, materials and fleet vehicles).
 14. This project approval does not include signage, and sign permits shall be obtained prior to installation. All signs shall conform to the Municipal Code Section 18.12.
 15. The project shall conform to all performance standards of Municipal Code Section 17.24.080.
 16. Proper drainage shall be maintained throughout this property so as to prevent ponding and/or storage of surface water.
- F. The terms and conditions of the Conditional Use Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.
- G. This Conditional Use Permit expires September 24, 2019 (or such longer period as may be approved by the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of this Conditional Use Permit have been met prior to said expiration date.

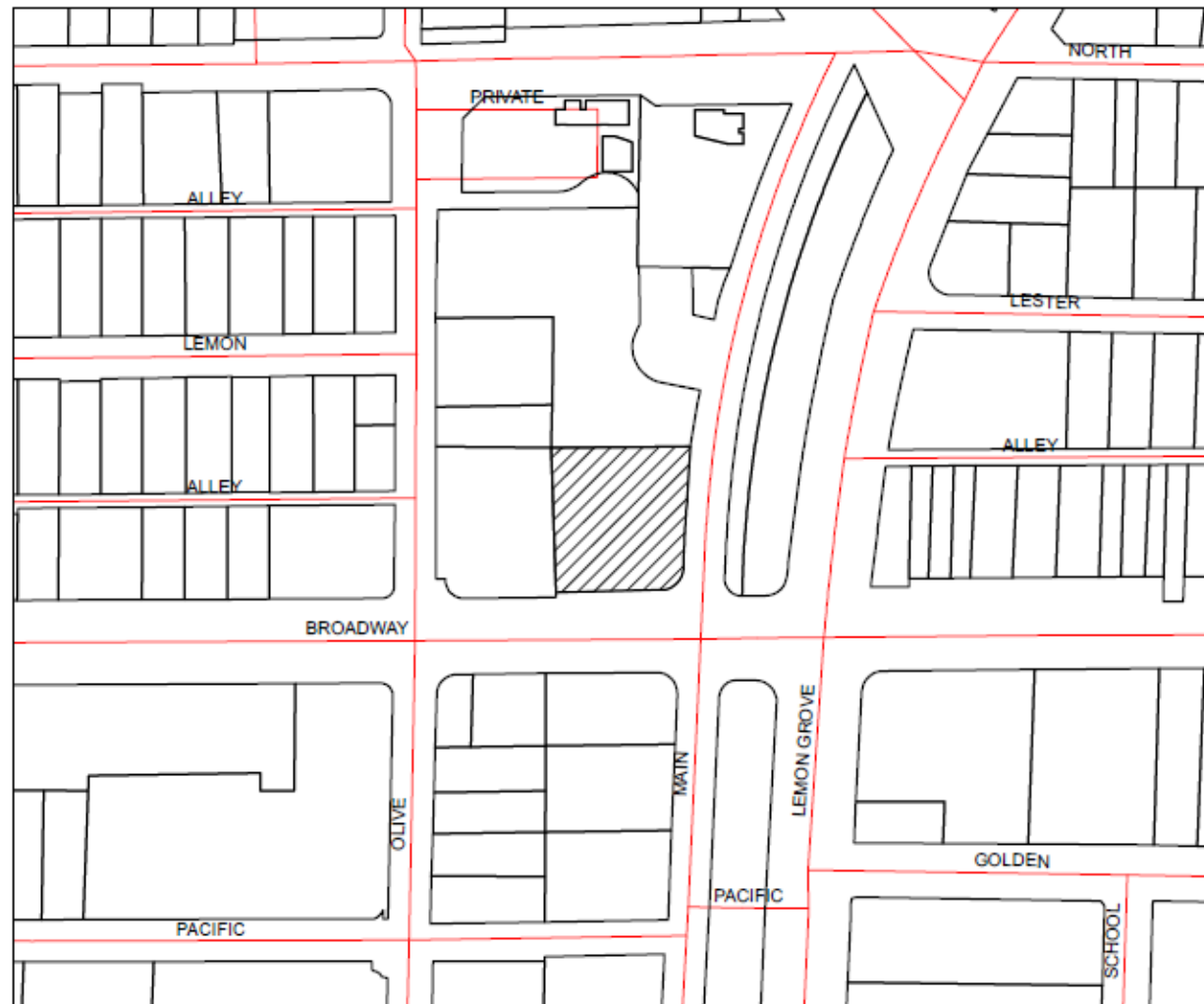
CUP-180-0003



Legend

-  7770 Broadway
-  LG Parcels
-  Roads

0 60 120 240 360 Feet





CITY OF LEMON GROVE

JUL 26 2018

8360-B Paradise Valley Rd
Spring Valley, CA 91977

DEVELOPMENT SERVICES

To the City of Lemon Grove:

Thank you for the opportunity for us to apply for a Conditional Use Permit with the City of Lemon Grove.

The Sudeep Dhillon, Corporation, was founded by Sudeep Dhillon, D.V.M., who, for over 20 years, worked tirelessly towards his goal of providing high quality affordable veterinary care in the greater San Diego County area. He operated his clinic in Spring Valley with his family under the name "Humane Vet Hospital of San Diego." Dr. Dhillon passed away in 2015. His legacy and the business continue to operate and prosper under the management by Dr. Dhillon's sons, Suveer Dhillon, Raj Dhillon and their mother Roop Dhillon, all whom have a lifelong involvement in the management and operation of their veterinary business.

The Dhillon family currently operates the clinic in Spring Valley which has always been licensed and in good standing with the Veterinary Medical Board. As a result of their hard work and success the Dhillon's have outgrown their current location and now desire to move the clinic to 7770 Broadway, Lemon Grove, CA 91945, in hopes of opening a multifaceted veterinary clinic, with a kennel and a retail component to serve pet owners of Lemon Grove and the surrounding areas.

Our business is modeled after Dr Dhillon, by way of his work ethic, who, for 28 years, worked tirelessly 7 days a week providing house calls & staying late night during emergency hours to take care of sick dogs, cats and pets whose owners continually looked for his care, guidance and expertise as a veterinarian. The business continues to offer that personal level of care, professionalism and commitment unmatched in San Diego. We intend on operating from 7:00 A.M. to 7:00 P.M. daily with an average of 3 to 4 veterinarians and an average staff of 20 at the facility.

In addition to providing traditional medical care to animals, we plan to use the space for retail sales & dog training. The space at the Lemon Grove location allows for an opportunity to sell pet supplies, organic dog food, dog treats and ice cream, and other pet related healthcare products. We also intend on offering prepackaged food and drinks for our customers. Our vision is a pet retail center with veterinary care, where customers can get care for their sick pet while also shopping for supplies, food, and have a drink and snack while at the clinic. We also will offer outdoor dog training at the eastern part of the property between the existing building and the park. Additionally, on the south side of the building we plan on having a dog/cat kennel. The cat kennel can be viewed from the sidewalk on Broadway. We are working on a design so the kennels will be equipped with cameras so owners can view their pets online. All of these elements should create a unique visual environment for customers, pedestrians and will make this building and surrounding corner come alive.

Attachment D



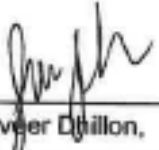
8360-B Paradise Valley Rd
Spring Valley, CA 91977

We are excited to introduce our preliminary design plans to the City. There is no comparable existing veterinary clinic in San Diego. Once completed, Lemon Grove will proudly boast the most state-of-the-art veterinary clinic in San Diego County. With the facility comes over 40,000+ former clients whom will be introduced to Lemon Grove and will help support the other surrounding business and economy.

Historically, we have been involved in many charitable community endeavors and non-profit affiliations that extend from the humane society, to offering low income assistance programs, and discounts to Veterans. We plan to continue our charitable contributions and expand them locally within Lemon Grove.

We are hopeful the City will give us the privilege of doing business in Lemon Grove. We feel we are right fit for this community and the community is the right fit for us.

The Sudeep Dhillon, Corp.



Sudeep Dhillon,
Chairman of the Board

Attachment E

September 18, 2018

Mr. Arturo Ortuno
City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

RE: 7770 Broadway, Lemon Grove – Proposed Veterinary Clinic

Mr. Arturo Ortuno,

I am the owner of the property at the southeast corner of Lemon Grove Ave and Broadway. I am writing this letter in support of the proposed veterinarian business at the subject address.. I believe getting the subject building occupied will be a great benefit to the community. Additionally, this business offering a service to the Lemon Grove and surrounding residents will be a good way to bring more people to the city. Please consider this letter my full support of the Veterinarian purchasing, renovating, and occupying the subject property.



Norman Greene, Owner: 7801-7825 Broadway, Lemon Grove, CA

Attachment F

EXHIBIT A – PROJECT PLANS

Not Attached

Enclosed in Planning Commission packet or available at City Hall for Review